

CERTIFICATE OF OWNERSHIP AND DEDICATION
STATE OF TEXAS
COUNTY OF BRAZOS
I, Dory Howell, President of Morgan Lane LP, owner of the 5.5 acre tract shown on this plat, being the same tract of land as conveyed in the Deeds Records of Brazos County in Volume XXX, Page XXX, and designated herein as Block 1, Lot 1 Howell Estate, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Dory Howell, President
Morgan Lane LP
STATE OF TEXAS
COUNTY OF BRAZOS
Before me, the undersigned authority, on this day personally appeared, XXXX, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.
Given under my hand and seal on this ____ day of ____ 20____

Notary Public, _____ County, _____
CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF BRAZOS
I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground.

Brad Kerr, R.P.L.S. No. 4502

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	106.63'	N 84° 15' 59" E
L2	25.00'	N 19° 53' 17" W
L3	45.12'	N 39° 40' 13" E
L4	221.38'	N 47° 53' 57" W
L5	45.12'	N 63° 40' 13" E
L6	221.40'	N 47° 53' 57" W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	420.98'	1718.99'	14° 01' 54"	N 77° 08' 04" E	419.93'

APPROVAL OF THE CITY PLANNER
I, _____, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ____ day of ____ 20____

City Planner
Bryan, Texas

CERTIFICATE OF CITY ENGINEER
I, _____, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ____ day of ____ 20____

City Engineer, Bryan, Texas

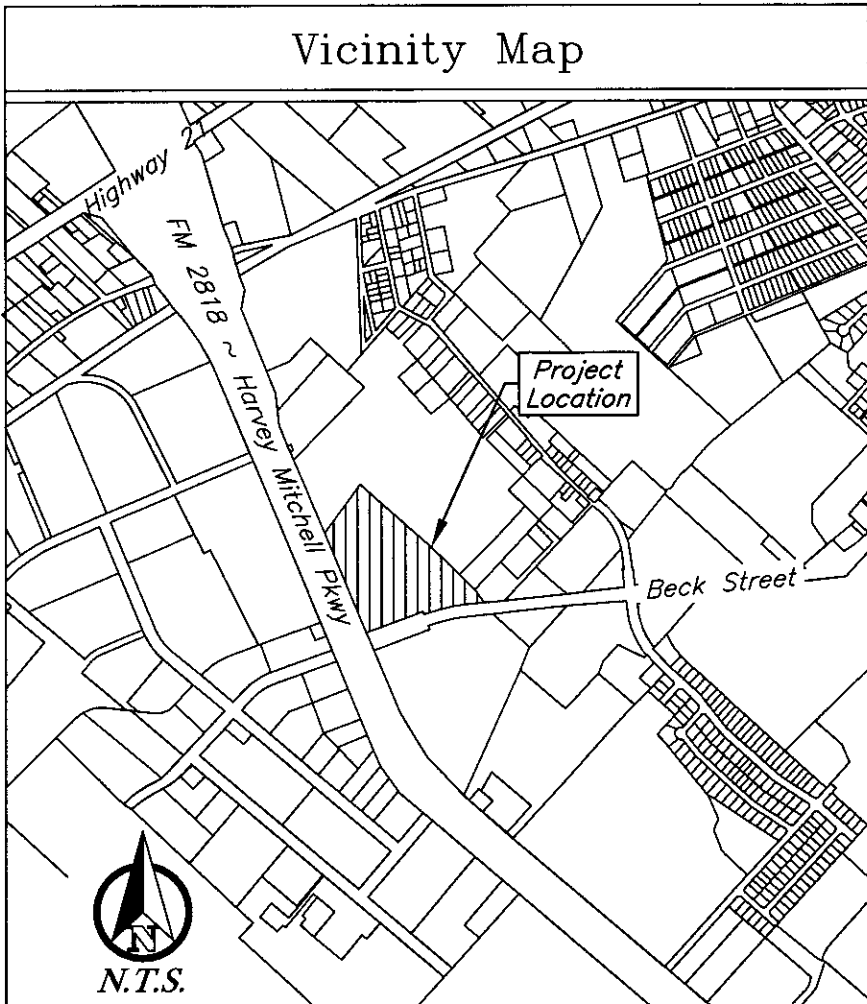
APPROVAL OF PLANNING AND ZONING COMMISSION
I, _____, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the ____ day of ____ 20____ and same was duly approved on the ____ day of ____ 20____ by said Commission.

Chair, Planning & Zoning Commission Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the ____ day of ____ 20____, in the Official Records of Brazos County in Volume ____ Page ____.

County Clerk, Brazos County, Texas



Legend	
Line Types	
	Proposed Conditions
	Existing Conditions
	Existing Water Line
	Existing Sanitary Sewer
	Existing Aerial Electrical
	Existing Contour
	Existing Easement
	Floodway Boundary
	Floodplain Boundary
	Property Line
	Power Pole
	Sewer Manhole
	Water Valve
	Hydrant



FINAL PLAT

Howell Estate

5.50 Acres
Block 1, Lot 1
Moses Baine League, A-3
Bryan, Brazos County, Texas
February 2015

Owner:
Morgan Lane LP
1590 N. Harvey Mitchell Parkway
Bryan, TX 77803

Engineer:

PO Box 5192
Bryan, TX 77805
979-739-0567
TBPE F-9951

Surveyor:
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, TX 77803
979-268-3195

METES AND BOUNDS DESCRIPTION
OF A
5.50 ACRE TRACT
STEPHEN F. AUSTIN LEAGUE NO. 9, A-82
BRYAN, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCELS OF LAND LYING AND BEING SITUATED IN THE STEPHEN F. AUSTIN LEAGUE NO. 9, ABSTRACT NO. 82, BRYAN, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 47.202 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO RICHARD W. VAUGHAN, TRUSTEE, RECORDED IN VOLUME 321, PAGE 660 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF N. HARVEY MITCHELL PARKWAY - FM 2818 (R.O.W. VARIES) MARKING THE WEST CORNER OF SAID 47.202 ACRE TRACT AND THE SOUTHWEST CORNER OF THE REMAINDER OF A CALLED 32.66 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO I. C. CUNNINGHAM RECORDED IN VOLUME 101, PAGE 619 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 22° 52' 17" E ALONG THE NORTHEAST LINE OF FM 2818 (DEED CALL BEARING: S 21° 08' 48" E, 321/660) FOR A DISTANCE OF 719.52 FEET TO A 1/2 INCH IRON ROD SET MARKING THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE: THROUGH SAID 47.202 ACRE TRACT FOR THE FOLLOWING CALLS:

N 69° 40' 13" E FOR A DISTANCE OF 567.01 FEET TO A 1/2 INCH IRON ROD SET;

N 43° 45' 36" E FOR A DISTANCE OF 318.84 FEET TO A 1/2 INCH IRON ROD SET ON THE COMMON LINE OF SAID 47.202 ACRE TRACT AND SAID 32.66 ACRE TRACT. FOR REFERENCE, A 1/2 INCH IRON ROD FOUND BEARS: N 46° 14' 24" W FOR A DISTANCE OF 178.25 FEET;

S 46° 14' 24" E ALONG SAID COMMON LINE, PASS THE COMMON CORNER OF SAID 32.66 ACRE TRACT AND A CALLED 3 ACRE TRACT OF LAND AS DESCRIBED BY A DEED TO J. E. JOHNSON RECORDED IN VOLUME 173, PAGE 589 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, CONTINUE ON ALONG THE COMMON LINE OF SAID 47.202 ACRE TRACT AND SAID 3 ACRE TRACT FOR A TOTAL DISTANCE OF 318.79 FEET (TOTAL DEED CALL: S 44° 38' 06" E - 494.66 FEET, 321/660) TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 3 ACRE TRACT AND THE WEST CORNER OF A CALLED 3.063 ACRE TRACT OF LAND AS DESCRIBED AS TRACT ONE BY A DEED TO NICOLASA RODRIGUEZ RECORDED IN VOLUME 9610, PAGE 126 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 35° 30' 46" E (DEED CALL BEARING: S 33° 51' 02" E, 321/660) FOR A DISTANCE OF 182.33 FEET TO A 3/8 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF BECK STREET (R.O.W. VARIES, 526/375 & 6985/1);

THENCE: ALONG THE NORTHWEST LINE OF BECK STREET FOR THE FOLLOWING CALLS:

S 64° 15' 59" W FOR A DISTANCE OF 106.63 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE BEGINNING OF A COUNTER-CLOCKWISE CURVE HAVING A RADIUS OF 1718.99 FEET. FOR REFERENCE, A 1/2 INCH IRON ROD SET ON THE SOUTHEAST LINE OF BECK STREET BEARS: S 05° 50' 59" E FOR A DISTANCE OF 100.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 01' 54" FOR AND ARC DISTANCE OF 420.98 FEET (CHORD BEARS: S 77° 08' 04" W - 419.93 FEET) TO A 1/2 INCH IRON ROD FOUND MARKING THE END POINT OF SAID CURVE;

N 19° 53' 17" W FOR A DISTANCE OF 25.00 FEET (DEED CALL: N 18° 53' 15" W - 25.00 FEET, 6985/1) TO A 1/2 INCH IRON ROD FOUND;

S 69° 40' 13" W FOR A DISTANCE OF 506.68 FEET (DEED CALL: S 70° 42' 58" W - 505.87 FEET, 6985/1) TO A 1/2 INCH IRON ROD FOUND ON THE NORTHEAST LINE OF N. HARVEY MITCHELL PARKWAY - FM 2818 (R.O.W. VARIES). FOR REFERENCE, A 1/2 INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF BECK STREET BEARS: S 22° 53' 42" E FOR A DISTANCE OF 160.15 FEET

THENCE: N 22° 52' 17" W ALONG THE NORTHEAST LINE OF FM 2818 (DEED CALL BEARING: N 21° 08' 48" W, 321/660) FOR A DISTANCE OF 196.05 FEET TO THE POINT OF BEGINNING CONTAINING 5.50 ACRES OF LAND, MORE OR LESS, AS SURVEYED ON THE PREPARED FEBRUARY, 2015. SEE PLAT PREPARED FEBRUARY, 2015, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED BY GPS OBSERVATION.